

9, 10

Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA

480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

480-503-6016, <u>CATHERINE.LORBEER@GILBERTAZ.GOV</u>

MEETING DATE: JANUARY 8, 2014

SUBJECT: A. GP13-17, LINDSAY SQUARE CARE CENTER: REQUEST FOR

MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 3.9 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF LINDSAY AND WILLIAMS FIELD ROADS FROM NEIGHBORHOOD OFFICE (NO) LAND USE CLASSIFICATION

TO COMMUNITY COMMERCIAL (CC) LAND USE

CLASSIFICATION; AND

B. Z13-29, LINDSAY SQUARE CARE CENTER: LINDSAY SQUARE CARE CENTER: REQUEST TO REZONE APPROXIMATELY 3.9 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF LINDSAY AND WILLIAMS FIELD ROADS FROM TOWN OF GILBERT NEIGHBORHOOD

OFFICE (NO) ZONING DISTRICT TO COMMUNITY COMMERCIAL (CC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT

(PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

The applicant proposes an infill use on one of the last two vacant parcels of this commercial development (Lindsay Square), which will enable the site to be developed with a service use that is a compatible transition between the existing commercial and residential uses.

RECOMMENDED MOTION

- A. MOVE TO CONTINUE GP13-17, A MINOR GENERAL PLAN AMENDMENT, TO FEBRUARY 5, 2014; AND
- B. MOVE TO CONTINUE Z13-29 TO FEBRUARY 5, 2014.

APPLICANT/OWNER

Company: Iplan Consulting Company: Lindsay Square Care Center LLC

Name: Greg Davis

Address: 4387 E. Capricorn Place Address: 1829 S. Horne

Chandler, AZ 85249 Mesa, AZ 85204

Phone: 480-227-9850 Phone: 480-558-7176 Email: iplangd@cox.net Email: PG@swbaz.com

BACKGROUND/DISCUSSION

History

Date Action

April 18, 1989 Town Council approved Z88-17, adopting Ordinance No. 628, including

this property as part of a larger rezoning, Lindsay and Williams Field Roads PAD. (A time extension was granted with Z91-05, Ordinance No.

716).

April 1, 1997 Town Council approved Z96-29, adopting Ordinance No. 1021, amending

Ordinance No. 628 and modifying zoning districts and the Master Site

Plan.

August 6, 2008 Planning Commission recommended approval to the Town Council for

GP08-09 and Z08-14 but it was tabled at Town Council on September 9, 2008 upon the Clerk's office receiving a petition for a legal protest that conformed to the requirements for a majority vote by the Town Council.

December 4, 2013 The Planning Commission reviewed these applications at study session.

OVERVIEW

The applicant proposes a Minor General Plan amendment and a rezoning with a Planned Area Development to bring a viable use to an infill parcel surrounded by existing commercial and residential development. The physical characteristics of this site represent constraints for development under the existing Neighborhood Office (NO) land use classification and zoning district.

PUBLIC NOTIFICATION AND INPUT

The public notification advertisement went to the paper with the applicant's initial request for a smaller square footage for the proposed building. Staff also noted an incorrect location of the project on the public notice (Warner Road instead of Williams Field Road).

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case files (GP13-17/Z13-29).

STAFF RECOMMENDATION

- A. Move to continue GP13-17, a minor General Plan amendment; and
- B. Move to continue Z13-29 to February 5, 2014.

Respectfully submitted,

Maria S. Cadavid, AICP, CSBA Senior Planner

Attachment:

1. Notice of Public Hearing

GP13-17 / Z13-29: Lindsay Square Care Center

Notice of Public L Attachment 1 - Notice of Public Hearing

January 8, 2014

PLANNING COMMISSION DATE:

TOWN COUNCIL DATE:

Wednesday, February 5, 2014* TIME: 6:00 PM Thursday, March 6, 2014* TIME: 7:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

GP13-17: Request for a Minor General Plan Amendment to change the land use classification of approximately 3.9 acres of real property generally located north and east of the northeast corner of Lindsay and Williams Field Roads from Neighborhood Office (NO) land use classification to Community Commercial (CC) land use classification. The effect of this amendment will be to change the plan of development for the property to allow a more intense service type of commercial development.

Z13-29: Request to amend Ordinances No.628, 716, 879 and 1021 and to rezone approximately 3.9 acres of real property within the Lindsay and Williams Field Planned Area Development (PAD) generally located north and east of the northeast corner of Lindsay and Williams Field Roads from approximately 3.9 acres of Neighborhood Office (NO) zoning districts, with a Planned Area Development overlay zoning district to approximately 3.9 acres of Community Commercial (CC) zoning district, with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend development standards for the Lindsay and Williams Field Planned Area Development (PAD) to increase the size of buildings permitted in the Community Commercial (CC) zoning district. The effect of the rezoning will be to increase the size of a stand-alone building from 50, 000 to 80,000 square feet.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.



APPLICANT: Iplan Consulting

CONTACT: Greg Davis

ADDRESS: 4387 E. Capricorn Place

Chandler, AZ 85249

TELEPHONE: (480) 227-9850 E-MAIL: Iplangd@cox.net